

Minutes
Baltimore County Design Review Panel
March 8, 2017
APPROVED

Contents

Call to order, and announcements

Review of today's Agenda

Minutes of the February 8, 2017 Meeting

Items for Introduction:

1. 6499 Darnall Road - Ruxton/Riderwood/Lake Roland Area Residential DRP Review
2. 1631 East Joppa Road - Sonic Drive-in – Loch Raven/Baynesville Commercial DRP
3. Towson Commons - 1 West Pennsylvania Avenue – Towson DTD Review

Adjournment of the Panel Meeting

Appendices

Appendix A

Agenda

Appendix B

Minutes – February 8, 2017 meeting, as approved

Minutes
Baltimore County **Design Review Panel**
March 8, 2017
APPROVED

Call to order

DRP Chair, David Martin, called the regularly scheduled meeting of the Baltimore County Design Review Panel to order at 6:00 p.m. The following panel members were:

Present

Mr. David Martin
Mr. Mitch Kellman
Ms. Julie Kirsch
Mr. Matt D'Amico
Ms. Cecily Bedwell

Not Present

Ms. Nikki Brooks
Mr. Qutub Syed
Mr. Richard Jones
Mr. Ed Hord

County staff present included:

Andrea Van Arsdale, Jeff Mayhew, Jenifer Nugent, Brett M. Williams, Jessie Bialek, Josephine Selvakumar.

Minutes of the January 11, 2017 Meeting

Mr. Matt D'Amico moved the acceptance of the February 8, 2017 draft minutes. The motion was seconded by Mr. Mitch Kellman and passed by acclamation at 6:02 p.m.

The approved minutes are filed as Appendix B.

ITEM 1

PROJECT NAME: 6499 Darnall Road

DRP PROJECT #: 588

PROJECT TYPE: Residential

PROJECT DESCRIPTION:

The project consists of a new single family dwelling located at the intersection of Darnall Road and Indian Head Road, the address will be 6499 Darnall Road. The dwelling is proposed to be cottage style, one and a half stories, with a second floor under roof type design. The entrance to the home will face the driveway on the left-hand side of the property. Also proposed is a two car garage, which will be attached to the dwelling by a covered walkway with a small parking court area, and driveway. The proposed dwelling materials consist of a stone veneer base, cementitious shingles and lap siding. All materials are proposed in a coordinated neutral color palette with dark charcoal aluminum-clad windows with simulated divided lites and a dark colored architectural fiberglass shingle roof.

Vincent Greene, representing Vincent Greene Architects gave the presentation. Mr. Greene indicated that the development will consist of a new septic system, stormwater management facilities, a new macadam driveway, and low retaining walls around the parking area. He stated the project proposes some tree removal and new foundation plantings.

A guest speaker Ms. Foster, who lives in the community had concerns that the proposed driveway will be located at a significant intersection and was concerned that it presents safety issues. Mr. and Mrs. Schlott, who are the adjacent neighbors would like to keep the large maple tree that will be located on the edge of the parking area. They wondered if the tree would survive once the paving was installed.

DESIGN REVIEW PANEL COMMENTS:

Chairman David Martin opened up the floor to the panel members for discussion.

Mr. Fran Anderson stated he would like to see a detailed landscape plan. He also expressed concerns with the driveway location, but agreed that the location, size, scale, and architecture of the proposed dwelling blended well with the existing community.

Mr. Matt D'Amico suggested moving the house to the right to help with grading issues and access of the driveway. Mr. Greene responded that moving the house would cause too much grading and negatively impact stormwater management.

Mr. Mitch Kellman indicated that if the project consists of more than 5,000 square feet of disturbance, then the applicants will have to address stormwater management. Mr. Greene responded that stormwater management has already been addressed and finalized.

Chairman Martin requested that the applicant reinvestigate the driveway location and believes as presented it does not work with the grades.

DISPOSITION:

Mr. Anderson made a motion to approve the plan with the following conditions:

1. Provide a detailed landscape plan.
2. Relocate the driveway to access via Darnall Road.
3. Explore idea of moving the back-in area away from the adjacent property.
4. Provide a 10’ greenspace between the turnout and parking area.

The motion was seconded by Mr. D’Amico and approved by acclamation at 6:39 p.m.

ITEM 2

PROJECT NAME: 1631 East Joppa Road, Sonic Drive-in

DRP PROJECT #: 589

PROJECT TYPE: Commercial

PROJECT DESCRIPTION:

The project consists of a 2,625 square foot Sonic Drive-in, which will replace the existing Baynesville Electronics building. The new building will be oriented similar to the existing building entering and exiting on East Joppa Road. The proposed building materials include vertical corrugated metal paneling, stone veneer, metal canopies and coping, and window glazing. Landscaping is proposed along the East Joppa Road frontage and around the proposed building as well as the rear of the property to screen the adjacent residential uses.

Tom Behrle, representing Entourage Development LLC gave the presentation. He outlined the project proposal, which is to knockdown 60% of the existing building and replace it with a smaller Sonic Drive-in building. Also included is a drive-thru lane and designated drive-in serving stations. Mr. Behrle indicated that a portion of the existing structure and signs will be repurposed. He stated that they are looking to create an indoor patio area, where a large garage type door can be opened in warm weather to create a semi-outdoor dining experience. All the mechanical equipment on the roof is to be screened. Mr. Behrle also stated that they will provide an 8’ high trash enclosure as well as a fence surrounding the property. They have reached out to the Loch Raven Community and have consulted with the County on circulation issues.

There were several speakers who signed up to voice their concerns:

- Mr. Dale Cassidy was concerned with trash, rats and the smell of the dumpster. Mr. Cassidy also stated that he was concerned with the headlights shining into homes at night and indicated that any proposed fencing/screening should mitigate any potential impacts of noise and lights to the adjacent residential community.
- Ms. Mandy Step, president of the Ridgely Manor Association wanted to ensure that the project was sensitive to the new park, which is close to the site and that any negative impacts were mitigated. Ms. Step would also like to see the existing green space buffer stay intact and the trees preserved and a wall instead of fencing for screening, which she indicated would be more effective.
- Ms. Sue Bacon, resident at 1676 Yakona Road indicated that she was concerned that the proposed dumpster location is too close to her property boundary. Ms. Bacon was also

concerned with headlights shining into the adjacent homes as well as the noise from the drive-thru speaker at night.

- Ms. Barbara Hopkins, a representative from Neighbor Space stated that she would like to see as much vegetation as possible maintained and also sees stormwater management as a problem.
- Mr. Bruce Knott, representing the Loch Raven Village Association stated that neither the use nor design meets the purpose of the regulations and does not help the image or revitalization of the community.
- Mr. Bill Deisher, president of the Ridgeleigh Community Association indicated that the association had not seen a landscape plan and was concerned that poor sight distance hindered people from making a left on to Joppa Road.

During the testimony from the speakers, the Chairman explained that the role of the DRP is to only address design issues and that land use and zoning issues were to be decided by the Administrative Law Judge.

DESIGN REVIEW PANEL COMMENTS:

Chairman David Martin opened up the floor to the panel members for discussion.

Ms. Cecily Bedwell inquired if there was a crosswalk from the building to the canopy area. Mr. Bill Feinburg, representing Sonic, replied that there is a walkway connection and bicycle rack. Ms. Bedwell also inquired if there are up-lit and down-lit sconces and if they will be positioned under the canopy. Mr. Feinburg replied that the LED accent lights will all be located under the canopy except for the one in the front of the building which will be located in front of the white aluminum eave. Ms. Bedwell also asked if the drive-thru had an external intercom system. Mr. Feinburg stated that they were proposing an external intercom system with a screen with menu board and that they will be able to control the volume.

Ms. Julie Kirsch indicated that there appeared to be opportunities to add more landscaping to the east and west sides of the project. Mr. Behrle replied that the proposed landscaping meets the requirements of the County.

Mr. Matt D'Amico indicated that the roof top signage was not permitted by the County. Mr. D'Amico also stated that he would like to see landscaping and fencing on Joppa Road as well as the east side of the property. He also asked that the applicant consider circulation safety and that efforts should be made to relocate the dumpster to the southeast side of the property.

Chairman Martin indicated that he would like to see decorative metal fencing and evergreen hedges along the frontage of the property and the large oak trees in the rear preserved.

DISPOSITION:

Ms. Bedwell made a motion to approve the plan with the following conditions:

1. Add more plantings on the east side of property where there is room to do so and more naturalized plantings on the south side.
2. Change metal eave material to a clear anodized aluminum.
3. Provide open space, landscape design, street screening with continuous adequate hedge, with low fencing along Joppa Road.
4. The dumpster screening materials should match the materials of the proposed building.

5. Eliminate the roof sign and changeable copy signage on the pole sign.
6. Pull back the landscape island in the parking lot
7. Work with residents on the placement of the rear fencing.
8. Investigate moving the dumpster to an alternate location, away from the residential homes.

The motion was seconded by Ms. Kirsch and approved by acclamation at 8:05 p.m.

ITEM 3

PROJECT NAME: 1 West Pennsylvania Avenue, Towson Commons

DRP PROJECT #: 586

PROJECT TYPE: Commercial

PROJECT DESCRIPTION:

David Karceski, of Venable LLP, representing the developer gave the presentation. Mr. Karceski reminded the Panel that they had previously approved portions of the project with conditions. According to Mr. Karceski, the conditions were: a) the anchor signs on the rotunda have a matching font to the existing signage, b) a reworking of the blade signs in front of the rotunda, c) additional re-working of the sidewalk and rotunda sign options, and d) the tenant identifier signs and window panels to be re-worked, but administratively reviewed.

Mr. Karceski stated that the placement of the retail signage is indicated in the package. The applicant addressed the blade signs in front of the rotunda by removing the flags from the light posts, introducing a monument sign feature at a pedestrian scale to advertise the tenants who will occupy the interior spaces. Internally lit channel letters are currently being used on site. The placement and design of the York Road and Pennsylvania Avenue blade signs were changed and replaced most of the sconces along the façade. He stated that the blade signs were designed to blend in with the established aesthetic of the façade and will have integrated lighting.

Mr. Karceski then presented two options for the tenant signage for the interior tenant spaces. The first option was that the tenant signage stay at its original proposed location along the north face of the building near the roofline. The second option was that the tenant signage would be designed to become an additional band on the Rotunda, beneath the band along the top.

Andrea Van Arsdale, the Director of Planning stated that the elevated signs did not meet the Downtown Towson signage guidelines. She indicated that Downtown Towson's district designation's purpose is to foster creativity, not give carte blanche for the number of signs. Ms. Van Arsdale also expressed that the sub grade level and retail space should definitely be given signage but at a pedestrian scale and not on a higher level of the building that presents strictly as advertising. The Department of Planning's position was that the 5 tenant sign should not be approved on the corner wall of the building.

DESIGN REVIEW PANEL COMMENTS:

Chairman David Martin opened up the floor to the panel members for discussion.

Ms. Cecily Bedwell inquired about the clearance of the proposed blade signs. Mr. Karceski answered that it will be a range of 10-14'. Ms. Bedwell then asked if the street blade signs will display the tenant logo with color and if they will be internally illuminated. Mr. Karceski replied that the signs will have the tenant logo and color, but will not be internally illuminated.

Mr. Matt D'Amico indicated that he would like to see the sign package's detailing scaled and labeled as to what is existing versus proposed, to clearly differentiate between the two and wanted more information on the size and color of the signs. Mr. D'Amico also stated that he didn't particularly like the first option for the interior tenant signage. He suggested moving the Towson Commons sign at the street to the top and to put the interior tenant signs on the lower level.

Ms. Julie Kirsch indicated that the mural signs on page 12 of the sign package are undefined. She also stated she was okay with the Hair Cuttery signage, but not the tenant signage shown on page 18. Ms. Kirsch then stated that the sign box top and bottom were too large and needed to be scaled down.

Chairman Martin stated that he would like to see the applicant match the fonts of the proposed signage with the existing LA Fitness and Towson Commons signs.

DISPOSITION:

Ms. Bedwell made a motion to approve the sign package with the following conditions:

1. Label the entire package to clearly demonstrate what is existing and what is proposed.
2. Street blade signs are approved.
3. Monument sign is approved.
4. The elevated multi-tenant sign proposed at the corner of the building is approved without the vertical Towson Commons sign component. The lettering will be white for all tenants and the tenant names shall be screened so as to prevent noxious uses from being advertised. The letters are to be limited to 2' in height. The previous conditional approval required that the two anchor signs on the rotunda must match the font and style of the existing LA Fitness signage.
5. The tenant signage above the store fronts will be limited to 2' in height within the permitted sign box.
6. The logo must stay in the sign box. The sign box parameters shall be a 6" top to bottom and 1' side to side dimension.
7. The logo on the tenant signage cannot extend outside the sign box.
8. The internally illuminated signs and lettering must use a thin profile frame painted black. This was a change to the previously conditional approval which required that tenant identifiers be externally lit.

The motion was seconded by Ms. Kirsch and the Panel voted 4-1 with Mr. D'Amico voting against the motion due to the fact he had concerns with the elevated vertical tenant signage at 10:04 p.m.

The meeting was adjourned at 10:05 p.m.